



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

SPEEDWELL ROAD, IPSWICH, SUFFOLK, IP2 0LR

TENURE : FREEHOLD

GUIDE PRICE £230,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

THE ACCOMMODATION



Porch & Entrance Hall

With stairs off to the first floor and understairs storage and doors to...

Living Room 4.18m x 3.95m (13' 9" x 13')

Bay window to front aspect, feature fireplace and door to the...

Kitchen/Diner 3.94m x 2.47m (12' 11" x 8' 1")

Fitted with wall and base units, electric double oven, hob and cooker hood, plumbing for washing machine, inset sink/drain unit, window to rear aspect and door giving access to the rear garden.

Shower Room

Fitted with a walk-in shower enclosure, WC and wash basin.

First Floor Landing

With doors to...

Bedroom One 4.14m x 3.50m (13' 7" x 11' 6")

(Includes fitted wardrobes) A generously proportioned double bedroom with window to front, fitted wardrobes and wall-mounted TV included.

Bedroom Two 3.94m x 2.54m (12' 11" x 8' 4")

(Includes fitted wardrobes) Another double with fitted wardrobes.

Bedroom Three 3.20m x 2.03m (10' 6" x 6' 8")

With window to front and a large built-in cupboard housing the gas-fired boiler.

Bathroom

Fitted with a corner bath, WC, wash basin and shower.

Outside

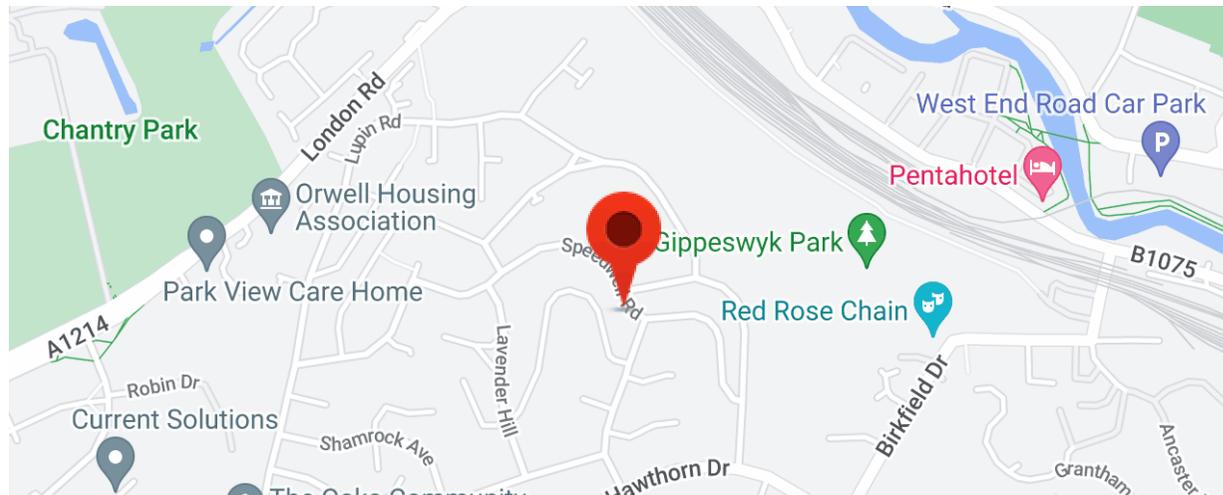
To the front of the property is an open front garden with planting bed and pathway to the porch. A side passageway leads to the rear garden, which has a covered patio area, lawn, two sheds, and steps leading up to the garage which has vehicular access from Harebell Road.



THE PROPERTY & LOCATION

A spacious and well-maintained home in the south west of Ipswich, offering three bedrooms, a ground floor shower room and first floor bathroom, lounge and kitchen/diner. There's also gas central heating, double glazing, garage, and no onward chain.

Speedwell Road is situated within easy reach of local shops, schools, and amenities. There are good public transport availability including the mainline railway station. On the outskirts of town are large supermarkets and stores including the Tesco at the Copdock roundabout. Ipswich itself is a large town with a huge range of educational, recreational and leisure facilities and the A12/A14 is easily accessible providing routes to London and Norwich.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 69 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Address: Speedwell Road, Ipswich, Suffolk, IP2 0LR

- Three Bedroom Semi-Detached Home
- Kitchen/Diner
- Ground Floor Bathroom
- In Need Of Cosmetic Updating
- Garage
- First Floor Shower Room

Council Tax Banding : B



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